

Airport Way Center

City of Seattle Response to Request for Information Regarding the Harbor Island Superfund Site, East Waterway Operating Unit

D. QUESTIONS

1. Identification and Association with Subject Property was

- a. Provide the full legal name and mailing address of Respondent.

City of Seattle
c/o William Devereaux
Director, Environmental Management and Real Estate Division
Seattle City Light
700 5th Avenue, Suite 3316
P.O. Box 34023
Seattle, Washington 98124-4023

- b. For each person answering these questions on behalf of Respondent, provide that person's:

- i. full name;
- ii. title;
- iii. business address and electronic mail address; and
- iv. business telephone number.

Anne Gettel
Senior Paralegal, Environmental Section
Seattle City Attorney's Office
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206-615-1317

- c. If Respondent wishes to designate an individual for receiving future correspondence from the EPA concerning the EWOU, please indicate so here by providing that individual's name, mailing address, electronic mail address, telephone number, and fax number.

Pete Rude
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Seattle Public Utilities
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- d. Provide the address of each Subject Property, the time period when Respondent held any ownership or other interest in the Subject Property, and the type of interest held.

The Airport Way Center is located at 2203 Airport Way S (King County parcel 7666203240). Another known address for the property is 800 S Stacy St.

In 1996, the City acquired the property from (b) (6) in lieu of condemnation.¹ An ordinance also approved the City to authorize and execute contracts and leases.² In 2002, the City began leasing a portion of the site to the Washington State Patrol.³

- e. Identify all materials used or created by Respondent's activities or operations at each Subject Property.

No materials are created at the Airport Way Center. The property is used as office space, testing laboratories, and parking. See response to 1.h. for information on site operations.

Small quantities of chemicals are used in operations at the property and are stored, handled, and used in accordance with safety guidelines. Chemicals and hazardous substances handled in operations are described in response to 1.m.

- f. Provide copies of all documents regarding the ownership or environmental conditions of the Subject Property, including, but not limited to, deeds, sales contracts, leases, surveys, investigations, sampling, reports, blueprints, "as-builts," and photographs.

Responsive documents have been produced and indexed.

- g. Provide information on the condition of the Subject Property when purchased or at the beginning of the relevant time period; describe the source, volume, and content of any fill used during the construction of the buildings, including waterside structures such as seawalls, wharves, docks, or marine ways.

In 1996, the City purchased the Airport Way Center, which consists of five buildings (Building A, B, C, D, and E).⁴ All five buildings were constructed prior to City ownership.

¹ SEA EWW_00012554-all, Warranty Deed, Between (b) (6) and the City, 1996; SEA EWW_00011267-all, PMA Property Detail Report.

² SEA EWW_00011249-all, Ordinance 118292, authorizing the execution of contract and leases, 1996.

³ SEA EWW_00011167-all, Lease between the City and WA State Patrol, 2002.

⁴ SEA EWW_00011249-all, Ordinance 118292, authorizing the execution of contract and leases, 1996.

In 1944, Building A and Building D were constructed.⁵ In 1985, Buildings B, C, and E were constructed.⁶ A 2015 Asbestos inspection notes that “[t]he exterior of [Building D] is comprised of surface coated concrete tilt ups with an expansion sealant. The interior was mainly comprised of sheetrock (GWB) on interior and perimeter walls with surface coated concrete around roll up garage doors.”⁷ The City has not located any information on building materials for any of the other four buildings on the property.

Slag, brick, scrap iron, cinders, and other metal debris are present in fill on the property.⁸ Sampling and investigations have concluded these materials are not adversely affecting groundwater.⁹ The source of fill materials is unknown.¹⁰

- h. Describe the activities or operations at each Subject Property including:
 - i. the date such activities or operations commenced and concluded; and

See the response to h.ii. below.

- ii. the types of activities or operations performed at each Subject Property, including but not limited to the use, storage, or disposal of any materials in an outdoor location.

The Airport Way Center is used for office space, testing laboratories, and parking. Operations at the site are carried out and managed by several different City divisions and tenants. No materials are handled, used, or stored outside. Small quantities of chemicals are used in specific operations described below and in response to question 1.m.

Department of Finance and Administrative Services (FAS)

Since 1996, FAS (formerly known as the Fleets and Facilities Department) has managed the Airport Way Center property.¹¹ FAS manages all five buildings located on the property (Building A, B, C, D, and E).¹² Specific activities conducted by FAS include the loading and unloading of materials from trucks and parking of vehicles.¹³ FAS is also responsible for facility maintenance, warehouse storage activities, and repair work when necessary.¹⁴

⁵ SEA EWW_00009890-all, Green Building Information, 2021.

⁶ SEA EWW_00009890, at SEA EWW_00009890-891 (1-2), Green Building Information, 2021.

⁷ SEA EWW_00009882, Executive Summary, Building D, 2015.

⁸ SEA EWW_00010752, at SEA EWW_00010757 (6), Supplemental Investigation, 1997; SEA EWW_00010800, at SEA EWW_00010803 (4), Ecology Periodic Review, Airport Way Center, 2010.

⁹ SEA EWW_00010752, at SEA EWW_00010757 (6), Supplemental Investigation, 1997.

¹⁰ SEA EWW_00010752, at SEA EWW_00010757 (6), Supplemental Investigation, 1997.

¹¹ Ordinance 118292, authorizing the execution of contract and leases, 1996; Pers. Comm. w/N. Stachey, 2/2022.

¹² Pers. Comm. w/N. Stachey, 2/2022.

¹³ SEA EWW_00003313, at SEA EWW_00003318 (6), 2009 Business Inspection.

¹⁴ SEA EWW_00003313 (1), 2009 Business Inspection.

Seattle Public Utilities

The Drinking Water Quality Laboratory (WQL) is operated by Seattle Public Utilities (SPU).¹⁵ Since 1996, the WQL has been in operation in Building E.¹⁶ The lab analyzes over 30,000 water samples each year and analyzes chemical and physical monitoring of samples daily.¹⁷ There are three sections that conduct tests at the lab: Chemistry, Limnology and Microbiology.

The Chemistry staff provides sample processing quality control and assurance, regulatory compliance analyses, as well as analyses related to customer inquiries and construction projects.¹⁸ Process control and assurance analyses include fluoride, turbidity, pH, conductivity, UV absorbance, chlorine demand, and screening for synthetic and volatile organics.¹⁹

The Limnology staff establishes monitoring programs and conducts sampling of physical, chemical, and biological parameters of drinking water reservoirs. Analysis of biological samples, algae identification, algal toxins, and taste and odor flavor profile are also performed by the limnology personnel.²⁰

The Microbiology staff provides testing of over 20,000 samples per year.²¹ Samples are tested for total and fecal coliform bacteria, as well as *E. coli* and heterotrophic bacteria.²² Additionally, water temperature and chlorine residual tests are done in the field at each sample collection site. Speciation analysis of bacteria are conducted as needed.

The WQL has been designated a Small Quantity Generator as of 2020. See the response to question 1.m. for additional details regarding chemicals used in operations.

Seattle Police Department

Since 2014, the Seattle Police Department has operated in Building A and C.²³ Over time, the lease had been modified to include additional space and parking. Operations conducted by the Police Department include the use of offices, classrooms, lockers, storage, and outdoor parking.²⁴ The office area is mainly used to conduct administrative investigations.²⁵ Another part of Building A is used by the police arson/bomb squad.²⁶ No chemicals or hazardous substances are used, stored, or handled in operations.²⁷

¹⁵ Pers. Comm. w/C. Carpenter, 2/1/2022.

¹⁶ Pers. Comm. w/W. Robinson Williams, 2/25/2022.

¹⁷ Pers. Comm. w/W. Robinson Williams, 3/1/2022.

¹⁸ Pers. Comm. w/W. Robinson Williams, 3/1/2022.

¹⁹ Pers. Comm. w/W. Robinson Williams, 3/1/2022.

²⁰ Pers. Comm. w/W. Robinson Williams, 3/1/2022.

²¹ Pers. Comm. w/W. Robinson Williams, 3/1/2022.

²² Pers. Comm. w/W. Robinson Williams, 3/1/2022.

²³ Pers. Comm. w/D. Qualle, 2/3/2022; Pers. Comm. w/C. Carpenter, 2/1/2022.

²⁴ SEA EWW_00009901 (1), Building C, City Project Case Study, 2008.

²⁵ Pers. Comm. w/C. Carpenter, 2/1/2022.

²⁶ Pers. Comm. w/A. Keating, 2/21/2022.

²⁷ Pers. Comm. w/C. Carpenter, 2/1/2022.

In 2021, Buildings A and C were remodeled.²⁸ The entirety of Building C and approximately 25,000 square feet on the first floor of Building A were renovated.²⁹

Washington State Patrol

Since 2002, the Washington State Patrol (WSP), has leased Building A from the City for the operation of a forensics crime lab.³⁰ The lease was modified in 2006 and 2016 to include additional space.³¹

The Washington State Patrol Seattle Crime Laboratory performs several types of analysis such as DNA analysis, materials analysis (chemical and trace analysis), and also has a crime scene response team.³² Chemicals are used in operations generally to make up stock solutions.³³ Stock and working solutions are consumed over time for specific analyses.³⁴ Chemicals are stored, handled, and used in accordance with WSP safety manuals.³⁵ See the response to question 1.m. for additional information on chemicals and hazardous substances.

- i. Describe each release of materials at or from a Subject Property, including the type and quantity of the materials, the location of the release, the impacted media, and the response.

1984: Five underground storage tanks (USTs) containing petroleum products were formerly present on the property.³⁶ “No tank removal data on the condition of the tanks or tank backfill was found to assess whether leakage had occurred, however oily materials were encountered during geotechnical investigations in 1984, near the reported location of one of the tanks.”³⁷ See the City’s response to 1.p. for additional information on USTs.

2010: Floors were waxed at Water Quality Lab and wastewater from cleaning the floors was visible in a catch basin. A contractor was hired to vactor out the waste and discharge it to King County’s sanitary sewer under a waste discharge permit.³⁸

²⁸ SEA EWW_00009898-all, Airport Way Center Renovation and Addition, 2021

²⁹ SEA EWW_00009898, at SEA EWW_00009899-900 (2-3), Airport Way Center Renovation and Addition, 2021.

³⁰ SEA EWW_00011167-all, Lease between the City and Wa State Patrol, 2002; Pers. Comm. w/B. Himick, 2/22/2022.

³¹ SEA EWW_00011137-all, Lease Amendment No 1 between the City and WA State Patrol, 2006; SEA EWW_00011145-all, Lease Amendment No 2 between the City and WA state patrol (unsigned), 2016.

³² Pers. Comm. w/B. Himick, 2/22/2022; SEA EWW_00019083-all, CSRT Brochure.

³³ Pers. Comm. w/B. Himick, 2/22/2022

³⁴ Pers. Comm. w/B. Himick, 2/22/2022

³⁵ Pers. Comm. w/B. Himick, 2/22/2022; SEA EWW_00018812-all, Crime Lab Safety Manual, 2017.

³⁶ SEA EWW_00010800, at SEA EWW_00010803 (4), Ecology Periodic Review, Airport Way, Center, 2010.

³⁷ SEA EWW_00010800, at SEA EWW_00010803 (4), Ecology Periodic Review, Airport Way Center, 2010.

³⁸ SEA EWW_00022406-all, 2010 Case Report, Water Quality Lab.

2012: Water Quality Test Stations discharged chlorinated water to the City's storm drain system.³⁹ No additional information is available.

2013: A 300-foot sheen was visible on the street and had a very slight solvent odor. Absorbent was used to clean up the sheen and the materials were disposed in solid waste.⁴⁰

2013: Fuel spilled in the roadway. The spill was contained to the roadway and dirt shoulder, and on-hand materials were used to clean and contain the spill.⁴¹

2013: Cleaning products were discharged to a storm drain. A cleaning company was contacted and the product that discharged was determined to be likely mop water. The drain was cleaned.⁴²

- j. Provide information on past dredging or future planned dredging in the EWOU.

The City did not dredge or arrange to have dredged any part of the East Waterway in association with the Airport Way Center.

- k. Provide all documents pertaining to the use, storage, or disposal of any hazardous substances, pollutants, or contaminants at the Subject Property.

Responsive documents have been produced and indexed.

- l. Provide all information on electrical equipment used at the Subject Property, including transformers or other electrical equipment that may have contained polychlorinated biphenyls (PCBs).

The City has reviewed its files and electrical equipment database and found no documentation of major electrical equipment on the Airport Way site. The City is not aware of any electrical equipment containing PCBs currently or historically on the property.

- m. Provide information on the type(s) of oils or fluids used for lubrication of machinery or other industrial purposes, and any other chemicals or products which are or may contain hazardous substances, pollutants, or contaminants which are or were used at the Subject Property.

³⁹ SEA EWW_00022370-all, 2012 Case Report, Water Quality Lab.

⁴⁰ SEA EWW_00022426-all, 2013 Case Report, spill of solvent in roadway.

⁴¹ SEA EWW_00022387-all, 2013 Case Report, spill of fuel in roadway.

⁴² SEA EWW_00022439-all, 2013 Case Report, Water Quality Lab.

Underground Storage Tanks

Five underground storage tanks (USTs) containing petroleum products were formerly present on the property.⁴³ See the response to 1.p. for additional information on USTs.

Asbestos-Containing Materials

In 2015, a visual hazardous materials investigation of Building D was conducted.⁴⁴ A total of 46 suspect asbestos-containing materials were identified.⁴⁵ No other hazardous materials were identified. Asbestos was also identified in building materials in Building E.⁴⁶

SPU Water Quality Lab Chemicals

The water quality lab performs tests on drinking water.⁴⁷ The water is also treated to remove and inactivate microbial contaminants.⁴⁸ The facility has been designated a Small Quantity Generator as of 2020.⁴⁹ Chemicals and materials handled and used in water testing by the lab include Strontium Nitrate, Sulfuric Acid, Tribromoacetic Acid, Zinc Acetate, DPD Free Chlorine Reagent, MacConkey Agar, and several other substances.⁵⁰ Chemical inventories can be found here: SEA EWW_00022917, SEA EWW_00022984, SEA EWW_00022995, and SEA EWW_00022984.

Washington State Patrol Lab Chemicals

The Washington State Patrol Seattle Crime Laboratory general chemistry area contains a chemical storage room of bulk chemicals and fire and fume cabinets for solvents.⁵¹ Chemical inventories are regulated, and audits are conducted annually, to include estimated amounts of chemicals on-site.⁵² Use and storage of drug standard reference materials for comparison to casework unknown samples are documented in a Laboratory Information Management System and stored in designated fridges and cabinets.⁵³

Fume hoods are used during laboratory analysis that require the need for isolated ventilation of chemicals or solvents during general laboratory analysis.⁵⁴ Fume hoods are certified annually by an external vendor and compliance is verified internally during annual safety audits.⁵⁵

⁴³ SEA EWW_00010800, at SEA EWW_00010803 (4), Ecology Periodic Review, Airport Way Center, 2010.

⁴⁴ SEA EWW_00009882, Executive Summary, Building D, 2015.

⁴⁵ SEA EWW_00009882, Executive Summary, Building D, 2015.

⁴⁶ SEA EWW_00010746-all, AWC E Cap Sheet ASB data, 2015.

⁴⁷ Pers. Comm. w/W Robinson Williams, 2/25/2022.

⁴⁸ Pers. Comm. w/W Robinson Williams, 2/25/2022.

⁴⁹ Pers. Comm. w/S. Zand, 1/2022; SEA EWW_00017618, at SEA EWW_00017620 (3), 2020 Annual Dangerous Waste Report.

⁵⁰ SEA EWW_00022917, WQL Chemistry Chemical Inventory, 2011.

⁵¹ Pers. Comm. w/B. Himick, 2/22/2022.

⁵² Pers. Comm. w/B. Himick, 2/22/2022.

⁵³ Pers. Comm. w/B. Himick, 2/22/2022.

⁵⁴ Pers. Comm. w/B. Himick, 2/22/2022.

⁵⁵ Pers. Comm. w/B. Himick, 2/22/2022.

Biohazardous waste materials in the Seattle Crime Laboratory are generally produced through casework analysis.⁵⁶ Consumables and test materials are disposed of in designated biohazardous waste containers.⁵⁷ The biohazardous waste remains contained until removal from the laboratory by the external vendor.⁵⁸ Chemicals that require disposal (expired/other) are generally retained in the chemical storage room pending disposal by an external vendor.⁵⁹

Chemical inventories can be found here: SEA EWW_00020117, SEA EWW_00020185, SEA EWW_00020198, and SEA EWW_00020221.

- n. Provide any Subject Property drainage descriptions plans or maps that include information about storm drainage which includes, but is not limited to, above or below surface piping, ditches, catch basins, manholes, and treatment/detention or related structures including outfalls. If available, also include information about connections to each sanitary sewer.

Stormwater Drainage

Stormwater is collected in a series of catch basins surrounding the property buildings and parking lot prior to entering a detention pond located at the southeast corner of Building C.⁶⁰ Drainage exits the detention pond and enters the storm drain system. The storm drain system travels across S. Stacey St., down 8th Ave S., and then west down S. Lander St. prior to discharging to the East Waterway via the S. Lander St. Outfall.⁶¹ Catch basins are inspected and cleaned on an annual basis.⁶²

Sanitary Drainage

Property buildings are connected to an onsite sanitary drainage system.⁶³ Sanitary waste is collected in the onsite drainage system prior connecting to King County's main sanitary line located in Airport Way S.⁶⁴ Sanitary waste flows north to King County's West Point Treatment Plant.⁶⁵

- o. With respect to past activities or operations at each Subject Property, provide copies of any stormwater or drainage studies, including data from sampling, conducted at the Subject Property. Also provide copies of any Stormwater Pollution Prevention or Maintenance Plans or Spill Plans that may have been

⁵⁶ Pers. Comm. w/B. Himick, 2/22/2022.

⁵⁷ Pers. Comm. w/B. Himick, 2/22/2022

⁵⁸ Pers. Comm. w/B. Himick, 2/22/2022

⁵⁹ Pers. Comm. w/B. Himick, 2/22/2022

⁶⁰ SEA EWW_00010900, at SEA EWW_00010913 (14), Herrera NPDES Stormwater Map Summary, 2017; SEA EWW_00011291-all, Side Sewer As-built; SEA EWW_00011299, Side Sewer As-built.

⁶¹ SEA EWW_00010900, at SEA EWW_00010913 (14), Herrera NPDES Stormwater Map Summary, 2017; City of Seattle GIS, Accessed: 2/23/2022; SEA EWW_00003313 (1), 2009 Business Inspection; SEA EWW_00003429, Letter re stormwater pollution prevention, 2010.

⁶² SEA EWW_00003313, at SEA EWW_00003319 (7), 2009 Business Inspection.

⁶³ City of Seattle GIS, Accessed: 2/16/2022; SEA EWW_00010745, AWC Drainage Map, 2019.

⁶⁴ City of Seattle GIS, Accessed: 2/16/2022; SEA EWW_00010745, AWC Drainage Map, 2019.

⁶⁵ City of Seattle GIS, Accessed: 2/16/2022; SEA EWW_00010745, AWC Drainage Map, 2019.

developed for different operations during Respondent's occupation of the Subject Property.

Responsive documents have been produced and indexed.

- p. Describe each underground storage tank present at any time on a Subject Property, including but not limited to the size and location of the tank, the materials stored in the tank, the time period of use, whether any material leaked from the tank, the type and quantity of leaked material, and the response to the leaked material.

Five underground storage tanks (USTs) containing petroleum products were formerly present on the property.⁶⁶ A 1927 Tax Assessor Card identifies a 6,000-gallon UST near an office building on the northeast corner.⁶⁷ A 1950 permit identifies a 20,000-gallon fuel UST used for gas pumps.⁶⁸ A 1979 permit identifies a 4,000-gallon UST near the northeastern portion of the property.⁶⁹ A 1985 permit identifies a 300-gallon waste oil UST in Building E, and in 1987, a UST containing an unknown amount of fuel was identified in the engine and boiler room.⁷⁰ Based on available information, all USTs were decommissioned and removed from the property prior to City ownership.⁷¹ "No tank removal data on the condition of the tanks or tank backfill was found to assess whether leakage had occurred, however oily materials were encountered during geotechnical investigations in 1984, near the reported location of one of the tanks."⁷²

Soil was sampled in 1996. "[S]oil concentrations of chromium and petroleum hydrocarbons exceeded the MTCA soil cleanup levels after remediation was completed."⁷³ Chromium was detected at a concentration of 990 mg/kg, exceeding the MTCA industrial cleanup level of 500 mg/kg.⁷⁴ Diesel-range (greater than 2,000 mg/k) and heavy oil-range (929 mg/kg) hydrocarbons remain in soil.⁷⁵ These concentrations exceed the MTCA Method A soil cleanup level of 200 mg/kg.⁷⁶ The contaminated soil was excavated and disposed offsite.⁷⁷

⁶⁶ SEA EWW_00010752, at SEA EWW_00010758 (7), Supplemental Investigation, 1997.

⁶⁷ SEA EWW_00010752, at SEA EWW_00010758 (7), Supplemental Investigation, 1997.

⁶⁸ SEA EWW_00010752, at SEA EWW_00010758 (7), Supplemental Investigation, 1997.

⁶⁹ SEA EWW_00010752, at SEA EWW_00010758 (7), Supplemental Investigation, 1997.

⁷⁰ SEA EWW_00010752, at SEA EWW_00010758 (7), Supplemental Investigation, 1997.

⁷¹ SEA EWW_00012545-all, UST Site Summary Report.

⁷² SEA EWW_00010800, at SEA EWW_00010803 (4), Ecology Periodic Review, Airport Way Center, 2010.

⁷³ SEA EWW_00010752, at SEA EWW_00010756 (5), Supplemental Investigation, 1997.

⁷⁴ SEA EWW_00010752, at SEA EWW_00010757 (6), Supplemental Investigation, 1997.

⁷⁵ SEA EWW_00010752, at SEA EWW_00010757 (6), Supplemental Investigation, 1997.

⁷⁶ SEA EWW_00010752, at SEA EWW_00010757 (6), Supplemental Investigation, 1997.

⁷⁷ SEA EWW_00010800, at SEA EWW_00010804 (5), Ecology Periodic Review, Airport Way Center, 2010.

In 1997, supplemental groundwater sampling was conducted as requested by Ecology.⁷⁸ Groundwater was sampled for petroleum hydrocarbons and metals (arsenic, barium, chromium, and lead).⁷⁹ Lead was detected at 0.006 mg/l in two monitoring wells, slightly above the MTCA cleanup standard of 0.0058 mg/l.⁸⁰ It is unknown if any groundwater remediation activities were conducted at the site.

- q. Provide the names and last known address of any tenants or lessees, the dates of their tenancy and a description of the activities or operations they conducted while present at the Subject Property.

Washington State Patrol
Bey Himick, Laboratory Manager
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Since 2002, the City has leased Building A to the WSP.⁸¹ In 2006, the lease was amended to include additional space on the fourth floor and more parking.⁸² In 2016, the lease was amended a second time to include an additional 672 feet of space.⁸³ See responses to question 1.h., 1.i., and 1.m. for additional details on operations and activities conducted by WSP.

- r. If Respondent, its parent corporation, subsidiaries or other related or associated companies have filed for bankruptcy, provide:
 - i. the U.S. Bankruptcy Court in which the petition was filed;
 - ii. the docket numbers of such petition;
 - iii. the date the bankruptcy petition was filed;
 - iv. whether the petition is under Chapter 7 (liquidation), Chapter 11 (reorganization), or other provision; and
 - v. a description of the current status of the petition.

The Respondent, City of Seattle, has not filed for Bankruptcy.

- s. If not already provided, identify and provide a last known address or phone number for all persons, including Respondent's current and former employees or agents, other than attorneys, who have knowledge or information about the generation, use, purchase, storage, disposal, placement, or other handling of hazardous substances, pollutants, or contaminants, or transportation of hazardous substances, pollutants, or contaminants to or from, the Subject Property.

⁷⁸ SEA EWW_00010752-all, Supplemental Investigation, 1997.

⁷⁹ SEA EWW_00010752, at SEA EWW_00010755 (4), Supplemental Investigation, 1997.

⁸⁰ SEA EWW_00010752, at SEA EWW_00010756 (5), Supplemental Investigation, 1997.

⁸¹ SEA EWW_00011167-all, Lease between the City and WA State Patrol, 2002.

⁸² SEA EWW_00011137-all, Lease Amendment No 1 between the City and WA State Patrol, 2006.

⁸³ SEA EWW_00011145-all, Lease Amendment No 2 between the City and WA state patrol (unsigned), 2016

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